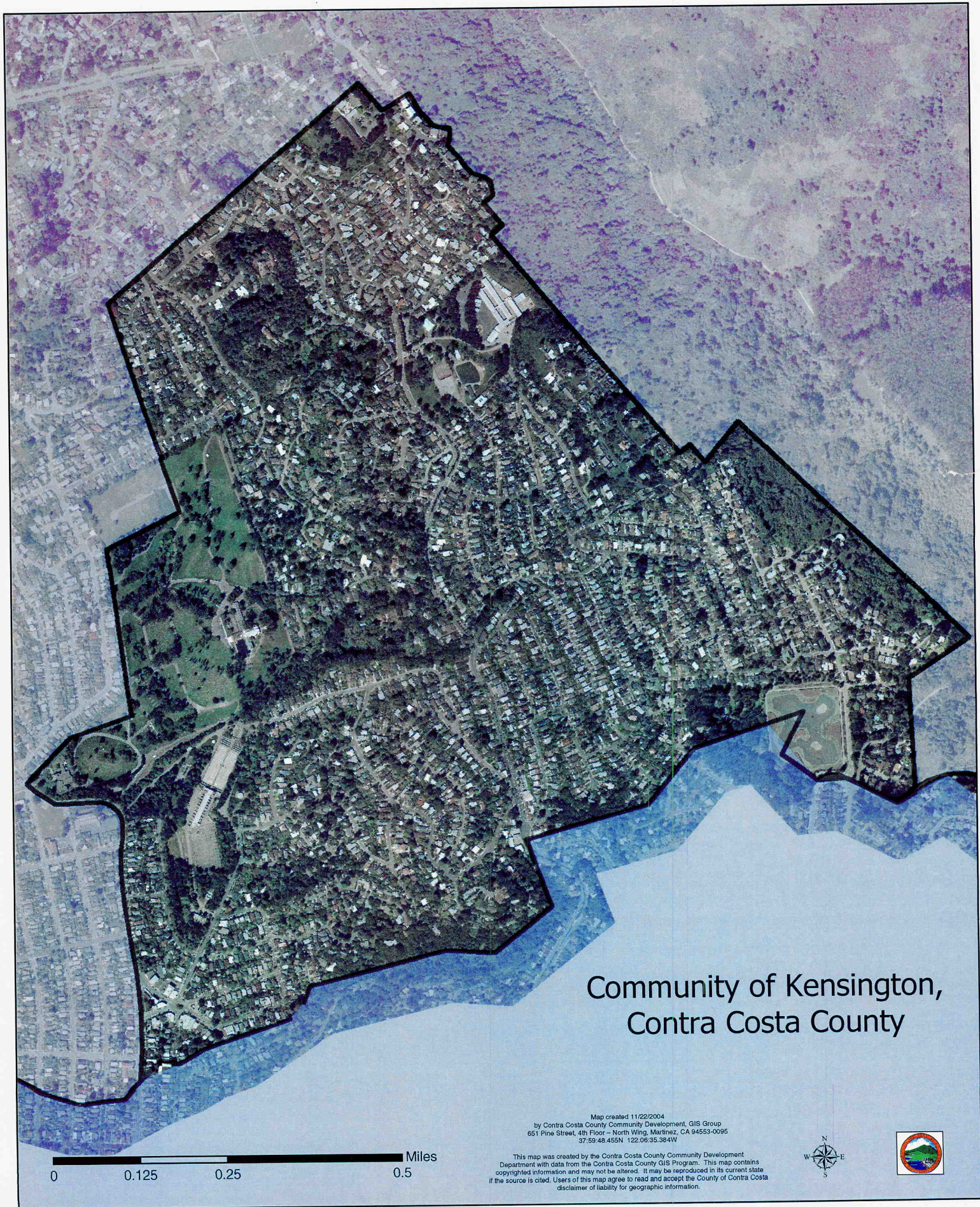


Proposed Kensington Combining District and Related General Plan Amendment



CONTRA COSTA COUNTY PLANNING COMMISSION
TUESDAY, NOVEMBER 30, 2004 –7:00 P.M.

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I. INTRODUCTION

The project consists of the following related actions:

- A. Amendment to the General Plan (County File #GP04-0003) – A proposal to amend the Land Use Element of the Contra Costa County General Plan to provide policies intended to assure reasonable design compatibility of new residential development and protection of views within the Kensington community.
- B. Adoption of the Kensington Combining District (/K) (File #ZT04-0002) – A proposal to adopt an amendment to the Zoning Ordinance to provide for a new zoning district intended to be combined with the existing zoning to regulate new residential development. The ordinance is intended to provide review procedures for achieving reasonable design compatibility with the surrounding neighborhood and protection of surrounding views of natural and man-made features.
- C. Application of the Proposed Kensington Combining Zoning District to existing zoning within the community of Kensington (County File #RZ04-3149) – A proposal to apply the proposed Kensington Combining District (/K) to existing zoning within the Kensington Community. Currently, the community of Kensington consists of the following zoning districts: (Single-Family Residential – Tree Obstruction of Views Combining District (R-6/TOV); Retail Business – Tree Obstruction of Views Combining District (R-B/TOV); Planned Unit Development – Tree Obstruction of Views Combining District (P-1/TOV); Limited Office – Tree Obstruction of Views Combining District (O-1/TOV).

The proposed General Plan Amendment and establishment of the Kensington Combining District would affect the community of Kensington which is located within the western portion of Contra Costa County, immediately north of Alameda County. The lands within the unincorporated community of Kensington are located generally south and east of the City of El Cerrito, north of the City of Berkeley, and west of Tilden, and Wildcat Canyon regional parks.

Kensington Vicinity

